

Millburn

December 2022 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	22 Haran Circle	Split Level	3	2.1	8	\$749,000	\$749,000	\$749,000	100.00%	\$704,700	1.06
2	7 Cypress Street	Colonial	4	2.0	22	\$800,000	\$800,000	\$800,000	100.00%	\$606,300	1.32
3	44 Haran Circle	Split Level	4	2.1	13	\$895,000	\$895,000	\$950,000	106.15%	\$770,400	1.23
4	64 Undercliff Road	Colonial	3	2.1	5	\$929,000	\$929,000	\$1,050,000	113.02%	\$789,500	1.33
5	90 Undercliff Road	Colonial	5	4.1	29	\$1,550,000	\$1,550,000	\$1,450,000	93.55%		
6	87 Maple Street	Colonial	5	3.1	1	\$1,375,000	\$1,375,000	\$1,550,000	112.73%	\$997,500	1.55
AVERAGE					13	\$1,049,667	\$1,049,667	\$1,091,500	104.24%	\$773,680	1.30

"Active" Listings in Millburn

Number of Units: 7
 Average List Price: \$1,140,271
 Average Days on Market: 93

"Under Contract" Listings in Millburn

Number of Units: 4
 Average List Price: \$1,469,250
 Average Days on Market: 33

Millburn 2022 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	19	24	32	9	11	20	17	13	29	64	26	13	21
List Price	\$945,700	\$831,167	\$951,600	\$1,246,500	\$909,075	\$1,129,563	\$1,047,111	\$1,005,385	\$892,833	\$827,225	\$1,082,300	\$1,049,667	\$1,000,516
Sales Price	\$1,036,200	\$817,333	\$1,034,100	\$1,364,048	\$1,005,833	\$1,262,184	\$1,205,833	\$1,126,815	\$879,757	\$842,000	\$1,124,900	\$1,091,500	\$1,081,407
SP:LP%	108.08%	99.87%	108.60%	109.66%	110.66%	110.91%	115.95%	111.13%	98.46%	102.09%	103.99%	104.24%	107.63%
SP to AV	1.31	1.19	1.28	1.63	1.41	1.55	1.49	1.34	1.22	1.28	1.25	1.30	1.37
# Units Sold	10	6	10	6	12	16	9	13	12	4	10	6	114
3 Mo Rate of Ab	0.73	1.45	1.93	2.53	1.86	1.70	1.46	0.86	1.03	1.11	1.36	1.23	1.44
Active Listings	4	6	10	10	14	23	25	13	11	7	7	7	11
Under Contracts	11	12	17	26	23	17	20	15	9	11	6	4	14

Flashback! YTD 2021 vs YTD 2022

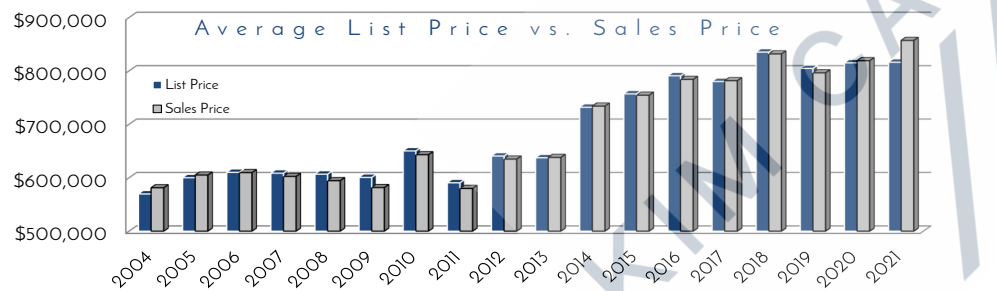
YTD	2021	2022	% Change
DOM	23	21	-9.02%
Sales Price	\$857,058	\$1,081,407	26.18%
LP:SP	104.36%	107.63%	3.13%
SP:AV	1.19	1.37	15.27%

Prominent Properties

Sotheby's
INTERNATIONAL REALTY

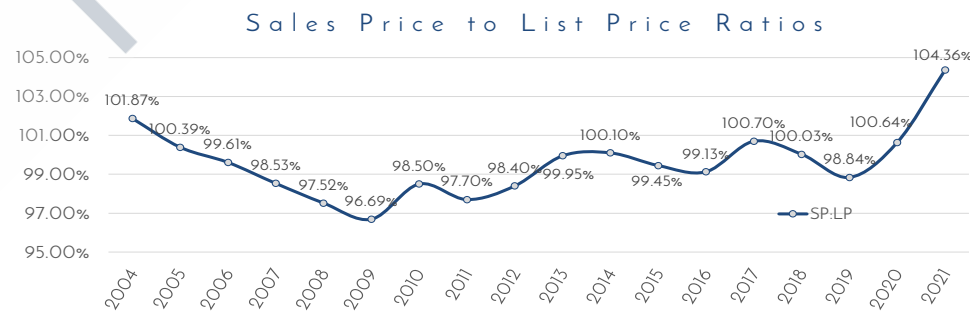
YTD	2021	2022	% Change
# Units Sold	111	114	2.70%
Rate of Ab 3 Mo	1.56	1.44	-7.69%
Actives	10	11	8.06%
Under Contracts	13	14	7.69%

Millburn Yearly Market Trends

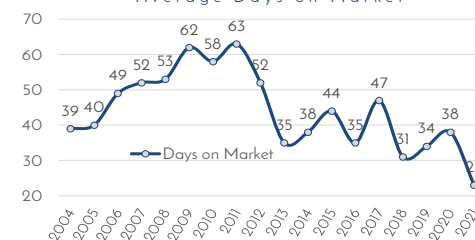


Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
LP	\$569,609	\$599,980	\$610,041	\$608,441	\$606,636	\$600,629	\$650,173	\$590,527	\$640,603	\$637,344	\$731,984	\$757,032	\$790,793	\$780,104	\$835,104	\$804,479	\$815,011	\$816,271
SP	\$581,274	\$604,983	\$609,523	\$602,349	\$594,510	\$581,626	\$643,078	\$579,916	\$634,919	\$638,079	\$734,040	\$734,490	\$784,069	\$781,605	\$831,725	\$796,411	\$819,046	\$857,058

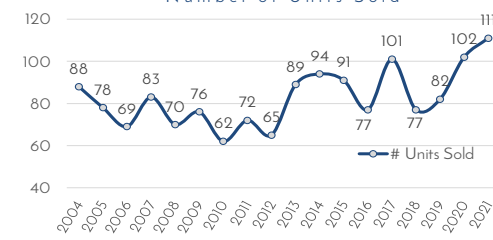
Millburn Yearly Market Trends



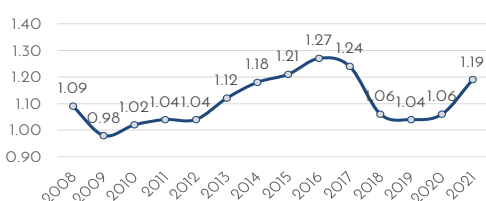
Average Days on Market



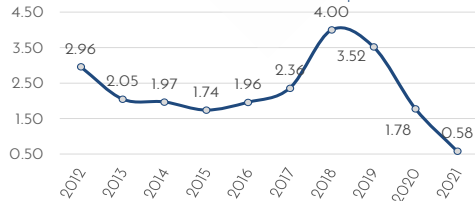
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



*2007 Tax Re-evaluation

Data only available until 2012

Millburn/Short Hills Combined for R of A